| 2026 Fee $140 * 399 Homes | | **2026 Budget** |
|---|---|---|
| 4000 | **INCOME** | |
| | | |
| 4110 | Gross Assessments | **55,860.00** |
| **4299** | **TOTAL ASSESSMENT INCOME** | **55,860.00** |
| | | |
| 4300 | **OTHER INCOME** | |
| 4260 | Bad Debt Expense | **(500.00)** |
| 4360 | Late Fees | **275.02** |
| 4385 | NSF | **120.00** |
| 4375 | Miscellaneous Income | **500.00** |
| 4510 | Interest Income | **1,359.36** |
| **4499** | **TOTAL OTHER INCOME** | **1,754.38** |
| | | |
| **4999** | **TOTAL INCOME** | **57,614.38** |
| | | |
| **5000** | **OPERATING EXPENSES** | |
| | | |
| **5001** | **ADMINISTRATIVE EXPENSES** | |
| 5110 | Bank Charges | **72.00** |
| 5115 | Computer Services and Fees | **464.60** |
| 5120 | Legal | **714.36** |
| 5125 | Licenses Fees and Permits | **61.25** |
| 5130 | Office Supplies | **240.00** |
| 5140 | Postage and Delivery | **1,026.00** |
| 5145 | Printing Copier and Fax Supp | **672.00** |
| 5160 | Telephone & Answering Service | **120.00** |
| 5430 | Resident Functions | **150.00** |
| | | |
| **5199** | **TOTAL ADMIN EXPENSES** | **3,520.21** |
| | | |
| 5500 | **UTILITIES** | |
| 5510 | Electric Common Area | **4,056.00** |
| 5550 | Water | **3,648.00** |
| **5599** | **TOTAL UTILITIES** | **7,704.00** |
| | | |
| 6000 | **MAINTENANCE & REPAIRS** | |
| 6200 | Maintenance Repairs | **1,500.00** |
| 6310 | Irrigation Repairs | **1,500.00** |
| 6320 | Lake Maintenance | **5,347.70** |
| 6330 | Landscaping Contracts | **3,020.00** |
| 6340 | Landscaping Other | **2,000.00** |
| 6375 | Fountain Maintenance | **1,000.06** |
| 6180 | Lighting | **120.00** |
| 6520 | Safety & Security | **240.00** |
| | **TOTAL MAINTENANCE** | **14,727.76** |

| | | |
|---|---|---|
| | | |
| 6800 | **PROFESSIONAL FEES** | |
| 6810 | Management Fee | **16,800.00** |
| 6820 | Accounting Fee | **300.00** |
| **6899** | **TOTAL PROFESSIONAL FEE** | **17,100.00** |
| | | |
| 7000 | **INSURANCE** | |
| 7110 | Property Insurance | **13,203.05** |
| **7199** | **TOTAL INSURANCE** | **13,203.05** |
| | | |
| | **TOTAL OPERATING EXPENSES** | **56,255.02** |
| | | |
| **7700** | **CAPITAL EXPENDITURES** | |
| 7760 | Replacement Transfers (Reserve) | **-** |
| 7850 | NR Other Expenses | **1,359.36** |
| **7799** | **TOTAL CAPITAL EXPENDITURES** | **1,359.36** |
| | | |
| | **TOTAL EXPENSES** | **57,614.38** |
| | | |
| **7999** | **CURRENT YEAR SURPLUS** | **(0.00)** |